

DOLLAR STREET

HAYWARD, CA

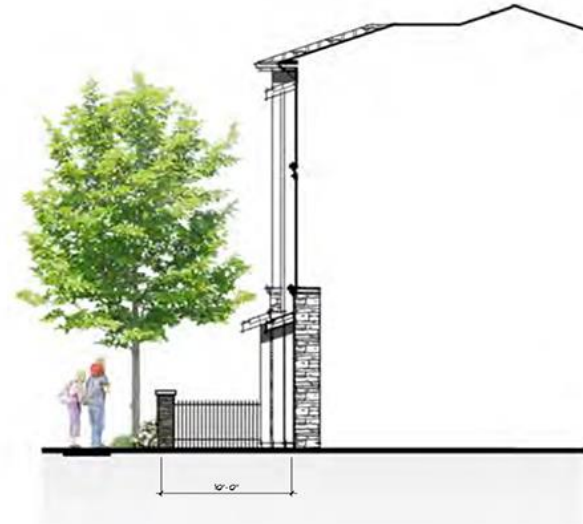
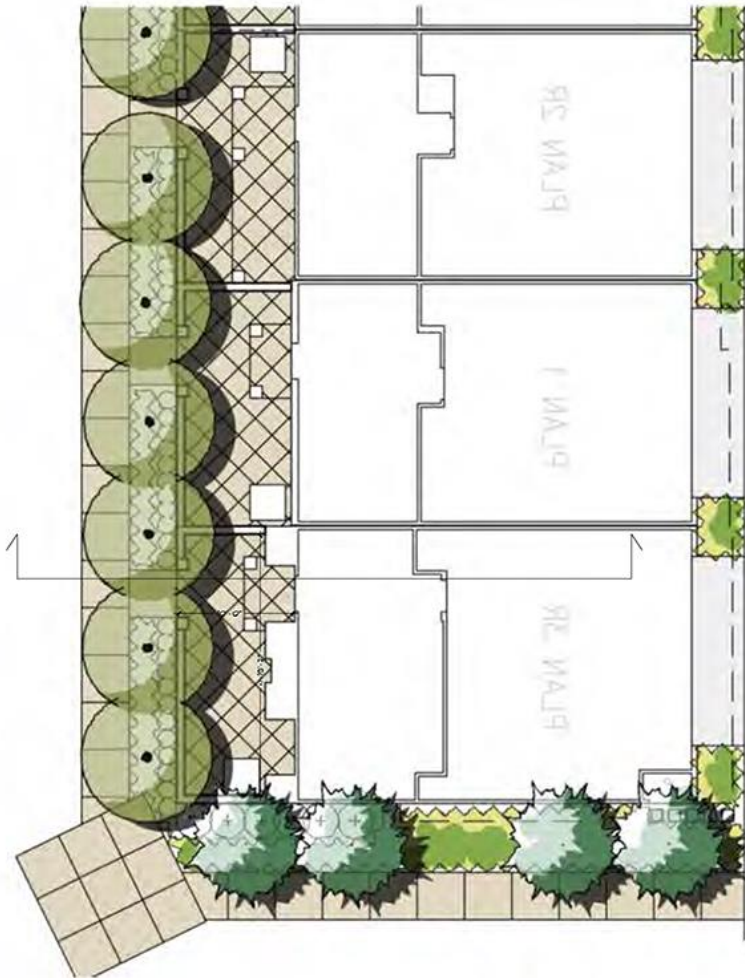
18 DECEMBER 2014







- In-fill site located on southwest corner of Dollar Street and Harder Road
- 7 Buildings, 38 Townhome Units



- Private outdoor space approximately 100 Square Feet



FRONT ELEVATION ITALIANATE 'C'

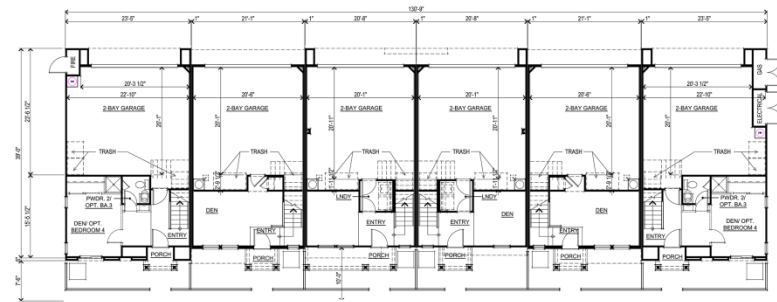


REAR ELEVATION ITALIANATE 'C'



RIGHT ELEVATION ITALIANATE 'C'

- S-tile concrete roof, hip
- Stone veneer base
- Arched recesses
- Shutters
- Corbels
- Vertical articulation



PLAN 3 REVERSE	PLAN 2 REVERSE	PLAN 1 STANDARD	PLAN 1 REVERSE	PLAN 2 STANDARD	PLAN 3 STANDARD
SQUARE FOOTAGES	SQUARE FOOTAGES	SQUARE FOOTAGES	SQUARE FOOTAGES	SQUARE FOOTAGES	SQUARE FOOTAGES
FIRST FLOOR 318 SQ. FT.	FIRST FLOOR 271 SQ. FT.	FIRST FLOOR 266 SQ. FT.	FIRST FLOOR 266 SQ. FT.	FIRST FLOOR 271 SQ. FT.	FIRST FLOOR 318 SQ. FT.
SECOND FLOOR 841 SQ. FT.	SECOND FLOOR 848 SQ. FT.	SECOND FLOOR 785 SQ. FT.	SECOND FLOOR 785 SQ. FT.	SECOND FLOOR 848 SQ. FT.	SECOND FLOOR 841 SQ. FT.
THIRD FLOOR 238 SQ. FT.	THIRD FLOOR 238 SQ. FT.	THIRD FLOOR 488 SQ. FT.	THIRD FLOOR 488 SQ. FT.	THIRD FLOOR 238 SQ. FT.	THIRD FLOOR 238 SQ. FT.
TOTAL LIVING 1488 SQ. FT.	TOTAL LIVING 1488 SQ. FT.	TOTAL LIVING 1301 SQ. FT.	TOTAL LIVING 1301 SQ. FT.	TOTAL LIVING 1488 SQ. FT.	TOTAL LIVING 1488 SQ. FT.
2-CAR GARAGE 488 SQ. FT.	2-CAR GARAGE 488 SQ. FT.	2-CAR GARAGE 488 SQ. FT.	2-CAR GARAGE 488 SQ. FT.	2-CAR GARAGE 488 SQ. FT.	2-CAR GARAGE 488 SQ. FT.



PLAN 3 REVERSE	PLAN 2 REVERSE	PLAN 1 STANDARD	PLAN 1 REVERSE	PLAN 2 STANDARD	PLAN 3 STANDARD
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PLAN 3 REVERSE	PLAN 2 REVERSE	PLAN 1 STANDARD	PLAN 1 REVERSE	PLAN 2 STANDARD	PLAN 3 STANDARD
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- Plan 3- optional bed/bath for aging in place
- Energy Star and Green Point Rated homes
- Trash bin locations (20'w x 19'd clear space)



FRONT ELEVATION SPANISH 'A'



REAR ELEVATION SPANISH 'A'

RIGHT ELEVATION SPANISH 'A'

- S-tile concrete roof, gables
- Wood porch posts with stucco base
- Arched recesses
- Shutters
- Gable tile accents
- Vertical articulation

THANK YOU!



OPEN SPACE AREA SUMMARY

AREA TYPE	REQUIRED AREA (sf)	PROVIDED AREA (sf)
COMMON OPEN SPACE	6,500 (15% OF BUILDING LOT AREAS)	6,900 (OPEN SPACE EXCLUDING BIO-RETENTION & BUILDING SET BACK)
PRIVATE OPEN SPACE	3,800 (100sf/UNIT)	7,030 (100sf/UNIT)

EXISTING	PROPOSED	DESCRIPTION
	---	BOUNDARY
	---	PRECAST WALL
x 100.0	x 100.0	FENCE
	x 100.0	SPOT ELEVATIONS
	BVC	BACK OF ROLLED CURB
		BIORETENTION AREA

